

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

This is an existing retail store w/ a proposed addition. There is no change in the affect to the surroundings

2. Explain how the variance will not alter the essential character of the general vicinity.

The general vicinity already includes buildings w/ similar set backs.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

Land use type remains.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

While exceeding the required maximum setback, the proposed addition does infill more of the site corner.

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

As this is an addition to an existing building, the program requires the variance to function properly.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

The is no way for the combined buildings to function as one if the addition is placed at the maximum set back.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

No, this is a current proposal.

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